

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL



Youghal Close

PONTRENNAU



Comments by Mr Rhys Carter



Property Specialist
Mr Rhys Carter
Senior valuer

rhys.carter@jeffreygross.co.uk

Youghal Close, Pontprennau



Total Area: 74.6 m² ... 803 ft²

All measurements are approximate and for display purposes only

Comments by the Homeowner





Youghal Close

Pontprennau, Cardiff, CF23 8RN

PCM

£1,250 PCM



3 Bedroom(s)



2 Bathroom(s)



818.06 sq ft



Contact our
Penylan Branch
02920 499680

With a minimum of a 12 month initial tenancy only, this family home is located within the quiet cul-de-sac. Internally there is an entrance hallway, downstairs W/C, living room with electric fireplace, separate kitchen/diner, three bedrooms (two doubles and master with en suite shower room) and family bathroom. Externally there is a single garage, driveway for two cars and front/rear gardens. Offered furnished only and available mid August. Please note students, pets and smokers will not be considered at this property.

A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

